

DRAFT
CITY COUNCIL RESOLUTION NO. _____

ADOPTED ON _____

**APPROVING AMENDMENTS TO THE BALBOA PARK MASTER PLAN, THE
CENTRAL MESA PRECISE PLAN AND THE PROGRESS GUIDE AND GENERAL
PLAN FOR THE PARK BOULEVARD PROMENADE PROJECT**

WHEREAS, Council Policy 600-7 provides that public hearings to consider revisions to the Progress Guide and General Plan for the City of San Diego may be scheduled concurrently with public hearings on proposed community plans in order to retain consistency between said plans, and the City Council has held such concurrent public hearings; and

WHEREAS, the Zoological Society of San Diego requested an amendment to the Balboa Park Master Plan, Central Mesa Precise Plan and Progress Guide and General Plan for the purpose of implementing the Park Boulevard Promenade Project; and

WHEREAS, on June 17, 1999, the Planning Commission of the City of San Diego held a public hearing and approved the Zoological Society of San Diego's application to initiate an amendment to the Balboa Park Master Plan and Central Mesa Precise Plan; and

WHEREAS, on October 3, 2001, the Natural Resources and Culture Committee held a publicly noticed meeting for the Park Boulevard Promenade project to enable the public and Councilmembers the opportunity to comment on the project; and

WHEREAS, on January 30, 2002 the Natural Resources and Culture Council Committee and Planning Commission held a publicly noticed joint meeting for the Park Boulevard Promenade project to enable the public, Commissioners, and Councilmembers the opportunity to comment on the project; and

WHEREAS, on June 10, 2003, the Planning Commission held a publicly noticed tour and workshop for the Park Boulevard Promenade Project to enable the public and Commissioners the opportunity to view the specific project areas; and

WHEREAS, on October 16, 2003, the Planning Commission held a publicly noticed workshop for the Park Boulevard Promenade Project to enable the public and Commissioners the opportunity to comment on the project; and

WHEREAS, on January 22, 2004, the Planning Commission held a publicly noticed hearing for the Park Boulevard Promenade Project and approved the amendments with recommendations.

WHEREAS, the City Council of the City of San Diego considered all maps, exhibits, evidence and testimony; NOW THEREFORE;

BE IT RESOLVED, by the City Council of the City of San Diego that it hereby certifies the Environmental Impact Report, State Clearinghouse No, 2001121107.

BE IT FURTHER RESOLVED, by the City Council of the City of San Diego that it hereby approves the requested Balboa Park Master Plan amendments, Central Mesa Precise Plan amendments, Progress Guide and General Plan amendments, with the following conditions/modifications:

1. Parking Structure Size - The size of the proposed underground parking garage shall be within the range of 3200 to 4800 parking spaces. The final number of parking spaces will be based upon the results of the Balboa Park Land Use, Circulation and Parking Study and the park-wide financing plan.
2. Financing Plan - The Zoological Society shall not implement the Park Boulevard Promenade Project until a park-wide financing plan is approved. No new exhibit areas outside the current leasehold boundaries, no discussions as to potential changes in the leasehold boundaries, and no parking improvements can be started until an ultimate financing plan is approved. Any issues related to the actual construction, operations, maintenance, and lease amendments would be addressed at the implementation stage, after a financing plan is approved.
3. Leasehold Boundaries/Lease Terms Amendments - No discussion or negotiations regarding proposed changes to the Society's existing lease will occur until after the ultimate park-wide financing plans are approved. Until such time, the Miniature Railroad lease will remain in abeyance and no discussion or negotiations will occur with regard to the Society's leasehold boundaries or lease terms. The one exception to this provision would be if the Society decides to construct the Zoo Employee Parking Lot within their current leasehold in Sheep and Goat Canyon. The City would be willing to discuss any minor lease adjustments or other mechanisms needed with regard to constructing the employee parking lot at that time. The costs associated with constructing the employee parking lot in Sheep and Goat Canyon would be the Society's responsibility.
4. Project Review - Prior to execution of any final lease amendments, right-of-entry permits or building permits, the project shall be reviewed and approved by the Park and Recreation Board with recommendations from the appropriate advisory committees and/or boards. This review will address project specific information including details regarding grading, drainage, planting, hardcape, construction details, site furnishings, signage, lighting and proposed colors, materials and finishes. The proposed design shall conform to Park and Recreation Department standards and the most recent version of the "Consultant's Guide to Park Design and Development." Prior to construction of any improvements, the Park and Recreation Department shall review and approve final construction documents.
5. Horticultural Analysis/Reforestation Program - The Zoological Society shall agree to complete horticultural analysis, consistent with the Environmental Impact Report's Mitigation Monitoring and Reporting Program for the proposed project. The horticultural

analysis shall be prepared by an Arborist, certified by the International Society of Arboriculture (ISA), and shall include a summary table and graphic indicating the location, height, trunk diameter, and type for all trees which will be removed, relocated or impacted by the proposed project.

6. Tree Replanting/Replacement - The Zoological Society shall agree to relocate or replace all trees impacted by the construction of the project based on the recommendations of the Mitigation, Monitoring and Reporting Program and the Project's consulting arborist. All replacement trees shall be consistent with the goals for landscape character outlined in the Central Mesa Precise Plan, and consistent with the recommendations of the Balboa Park Forestry Plan. All large scale trees removed by the project shall be replaced in locations where they can achieve a similar size and character as currently exists (particularly as viewed from Park Boulevard). Any tree removal, replacement or relocation within the National Landmark boundary shall conform to the Secretary of Interior's Guidelines for Historic Landscapes.

BE IT FURTHER RESOLVED, by the City Council of the City of San Diego hereby approves amendments to the Balboa Park Master Plan, the Central Mesa Precise Plan and the Progress Guide and General Plan.

APPROVED: CASEY G. GWINN, City Attorney

By: _____
Deputy City Attorney